



Flexible and  
Scalable Warehouses

**KEZAD**  
**Logistics Park**  
**Al Ma'mourah**  
**Free Zone 3**



مجموعة كيزاد  
**KEZAD GROUP**

PART OF  
**AD PORTS GROUP**

KEZAD Logistics Park Al Ma'mourah Free Zone 3





# Welcome to KEZAD Logistics Park Al Ma'mourah Free Zone 3

## Ready-to-Use Facilities with Flexible and Scalable Solutions

KEZAD Group is the UAE's largest provider of fully integrated economic zones, value-added business services and industrial real estate solutions. The Group is committed to creating competitive business ecosystems that encourage unprecedented growth. At KEZAD Logistics Park Al Ma'mourah Free Zone 3, businesses can choose from Standard Warehouses, Light Industrial Units or Cold Store Convertible Warehouses, bringing them better lead times and lower capital investments.



**Unit Sizes**  
from 550m<sup>2</sup>



**Unit Status**  
Free Zone



**Built-up Area**  
58,686m<sup>2</sup>

**Creating possibilities, Together**

KEZAD Logisitcs Park Al Ma'mourah Free Zone 3



# Invest in Abu Dhabi





**The capital city of the United Arab Emirates**



**Most competitive utility rates in the UAE**



**Attractive investment policies and incentives**



**Most developed technology base in the UAE <sup>1</sup>**



**Abu Dhabi is the safest city in the world <sup>2</sup>**



**Abu Dhabi is the happiest city in the Arab region <sup>3</sup>**

# Key Business Advantages

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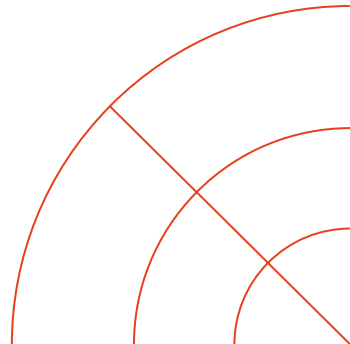
## Enabling Significant Cost Savings

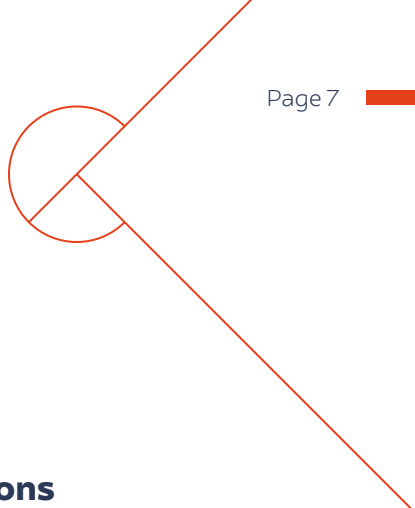
- Prime location facilities at the most competitive lease rates
- The most competitive utility rates in the UAE
- Substantial tax and duty benefits



## Connectivity and Proximity Benefits

- Easy access to key markets through two major ports, five international airports, multi-lane highways and upcoming rail, connecting KEZAD with the rest of the UAE and GCC
- Shared facilities for product testing and certification services
- Presence of supporting industries such as packaging, specialised logistics services within our zones





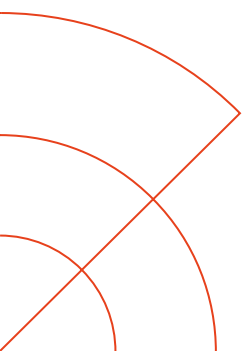
## **Flexibility in Scale of Operations**

- Future ready development with provisions for expansion and integration with new projects
- Option to operate for the local, regional and global markets through Free Zone and Domestic Economic Zone facilities
- Flexibility in lease tenure and structuring



## **Growing Community of Businesses, Zones and Amenities**

- Multiple residential, community services, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities are under various stages of planning and development
- Zoned approach with shared amenities for better planning and leaner development for clients



# Operating at the **Centre of Global** Trade and Maritime Routes

**8hrs** Flight Time  **80%** Global Population Reach

**4hrs** Flight Time  **33%** Global Population Reach



**Shipping routes from Abu Dhabi Ports**

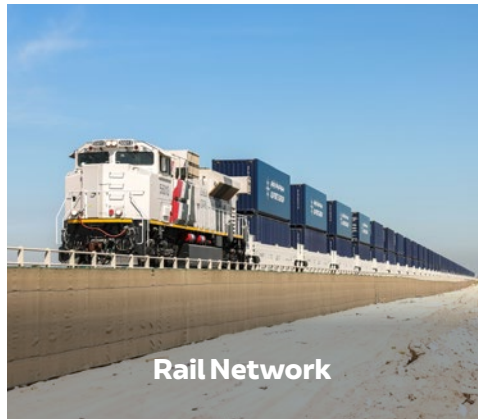


**Flight times from the UAE**



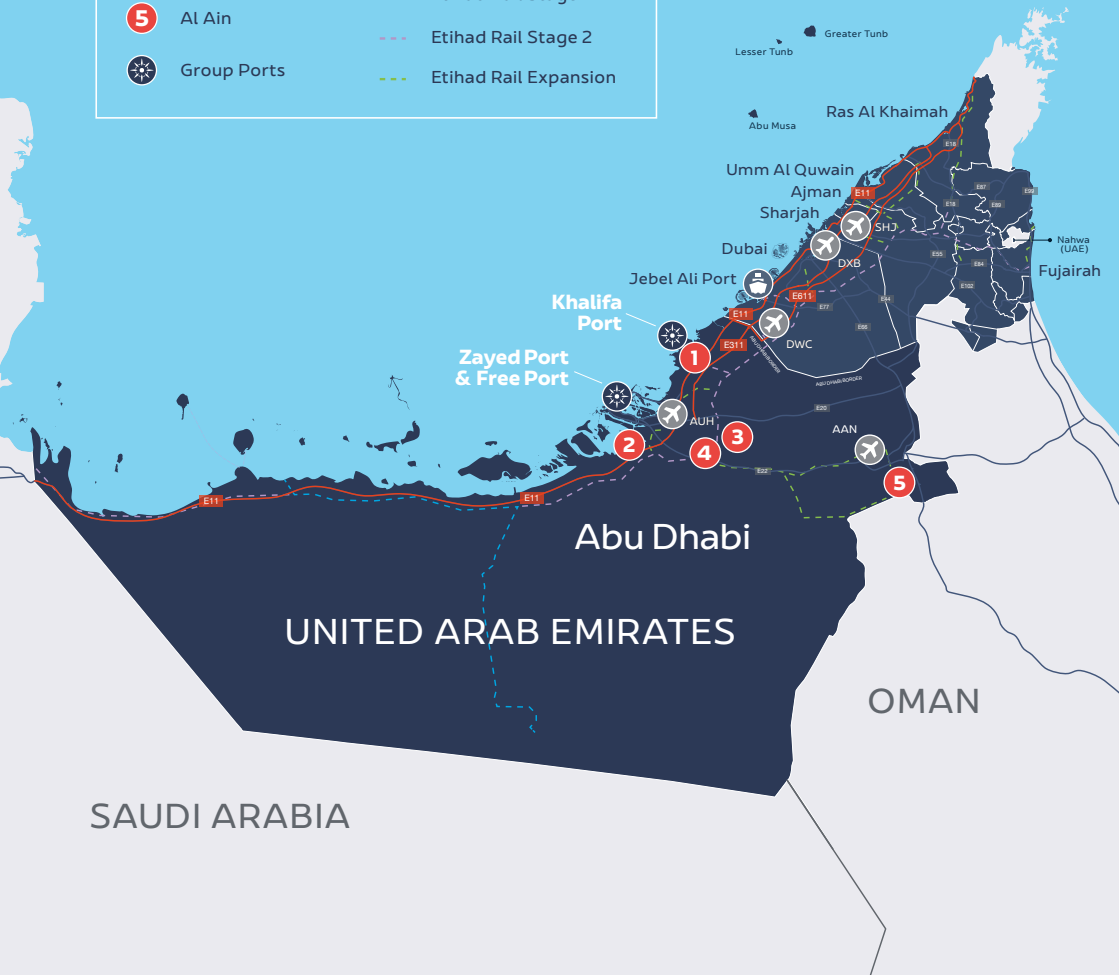
# Our Strategic Location Offers Fast Connectivity

Abu Dhabi is perfectly located at the heart of world commerce. Equidistant between London and Singapore and sitting right at the centre of the GCC region, Abu Dhabi offers easy access to other major gateway cities.



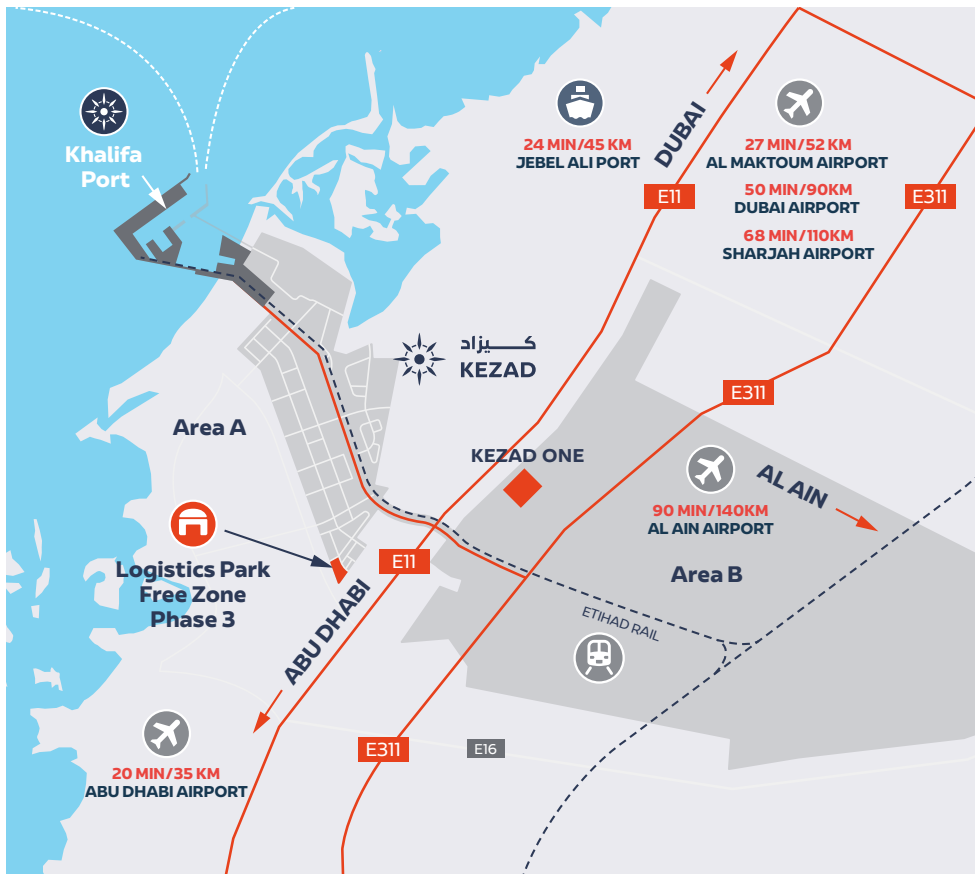
## Ideally Positioned to Serve All the Major Markets in the Middle East and Africa

1	Areas A & B		Other Ports
2	Musaffah & Rahayel		Airports
3	Al Faya		Major Roads
4	Al Haffar		Roads
5	Al Ain		Etihad Rail Stage 1
	Group Ports		Etihad Rail Stage 2
			Etihad Rail Expansion



# Easy Market Access

With its strategic location between Abu Dhabi and Dubai, KEZAD Logistics Park Al Ma'mourah Free Zone 3 provides access to over 75% of UAE's population within a 2-hours' drive along three major highways. This location also has direct access to Khalifa Port, which connects your business with the global markets.



KEZAD Logistics Park Al Ma'mourah Free Zone 3

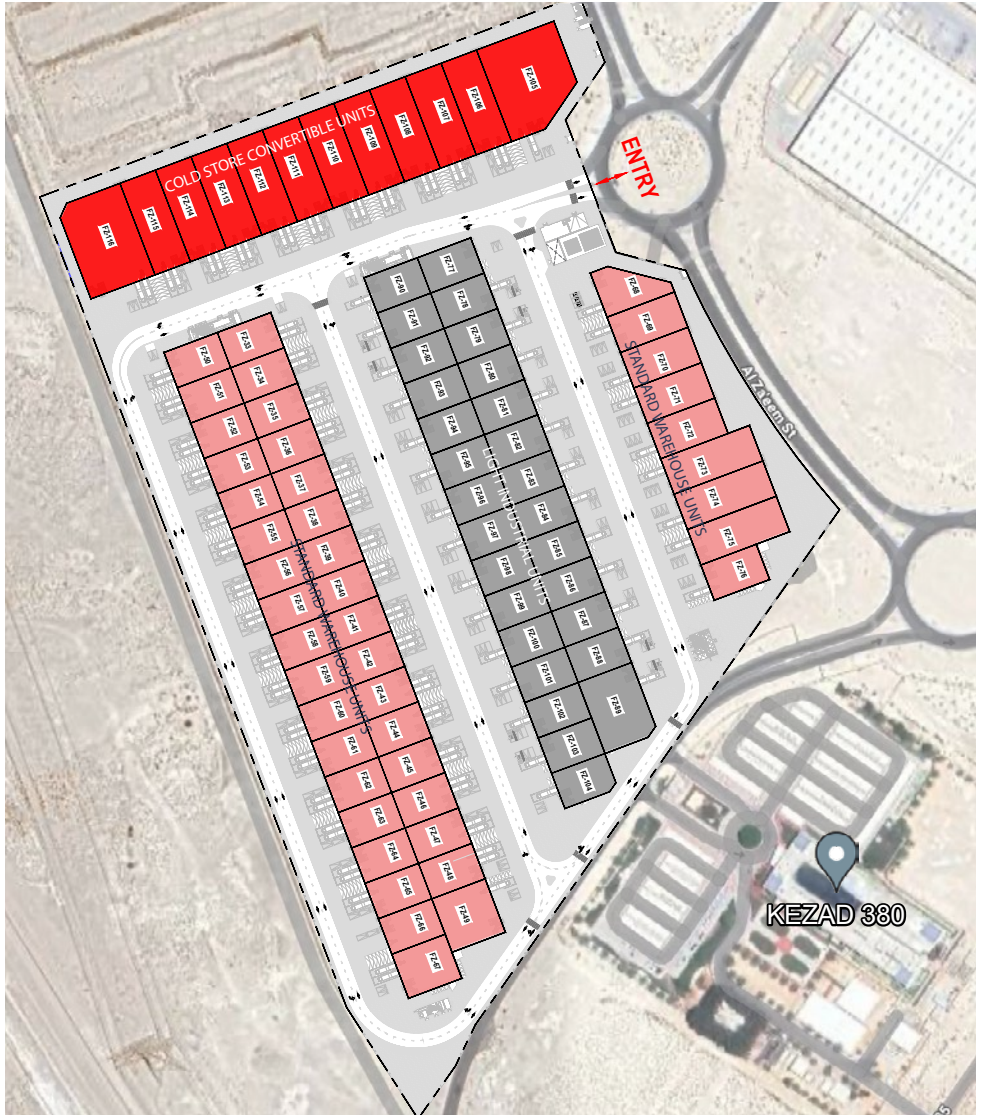


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# Site Plan

Designed to promote operational synergy and logistics efficiency



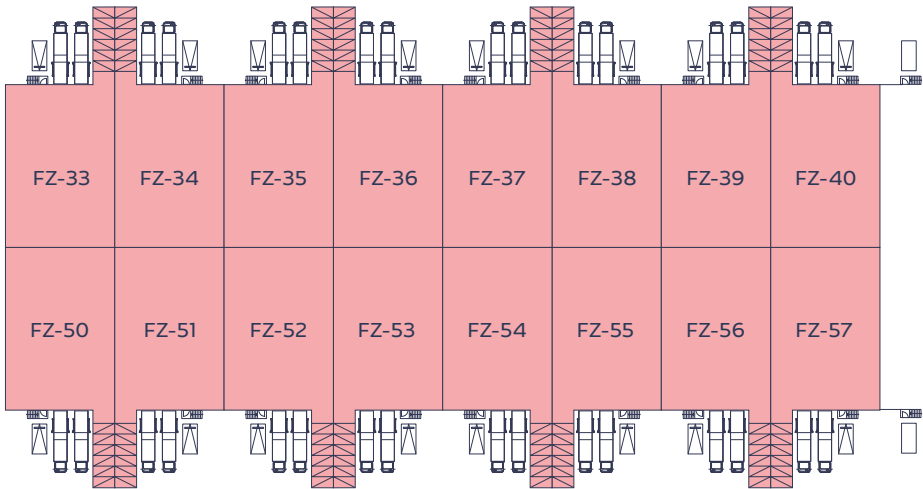
KEZAD Logistics Park Al Ma'mourah Free Zone 3

# Standard Warehouses

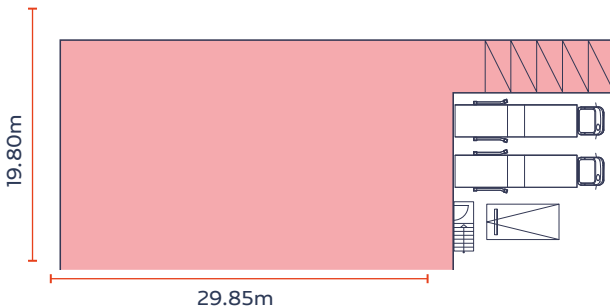


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# Standard Warehouse Layout



Typical Standard Warehouse Unit:



Total Area:  
595sq.m.

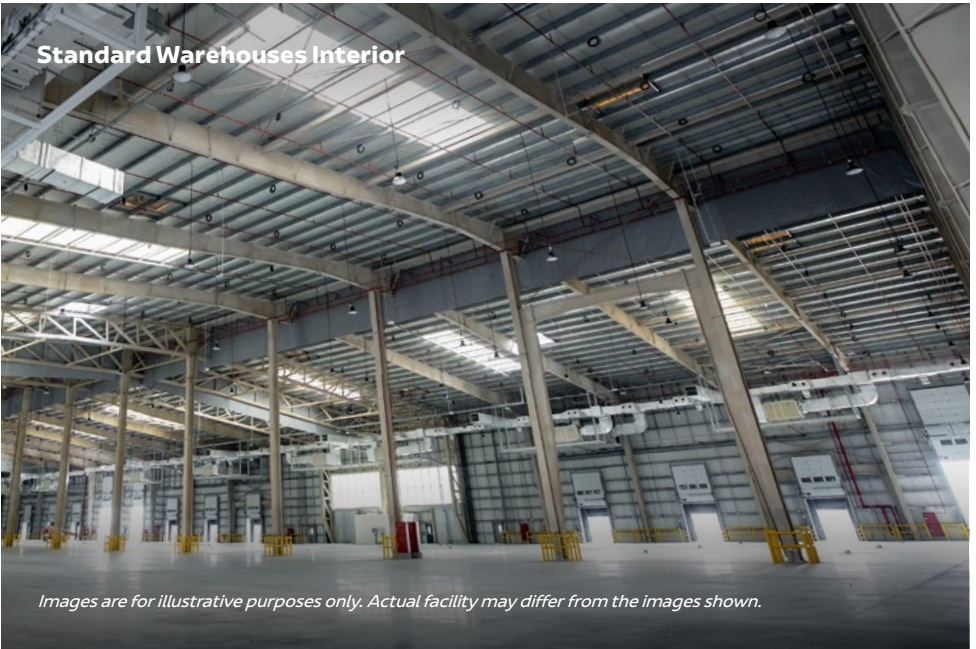


**Standard Warehouses Exterior**



*Images are for illustrative purposes only. Actual facility may differ from the images shown.*

**Standard Warehouses Interior**



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# Specifications

**Our Standard Warehouses offer flexible spaces from 550m<sup>2</sup> that are ideal for storage, logistics and light industrial activities. Multiple units can be merged side-by-side as well as in cross-docking configurations to create individual units of up to 21,273m<sup>2</sup>.**



Units from 550m<sup>2</sup> with scalable combinations to over 21,273m<sup>2</sup>



Minimum of 2 parking spaces per unit



50kN/m<sup>2</sup> floor loading capacity/FM2 floor



Fire alarm and sprinkler system



8.50m eaves height



185w/m<sup>2</sup> connected power load.



1.3m raised floor level



Provision for offices & amenities with capped services



Level access loading door:  
3m (W) x 4.25 (H)



Dock level loading door:  
3m (W) x 3.25m (H)

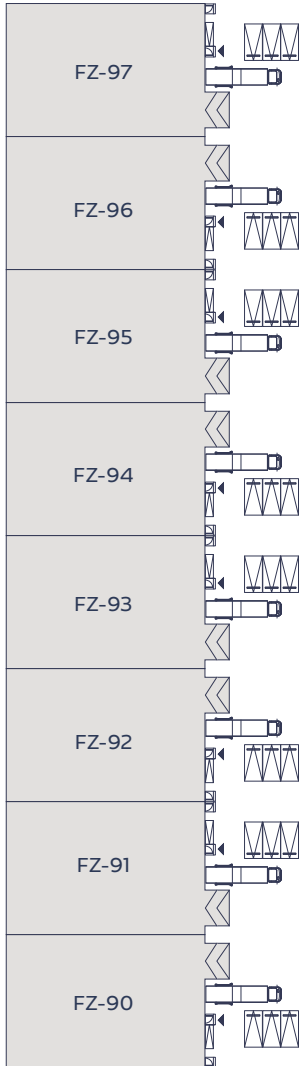
KEZAD Logistics Park Al Ma'mourah Free Zone 3

# Light Industrial Units

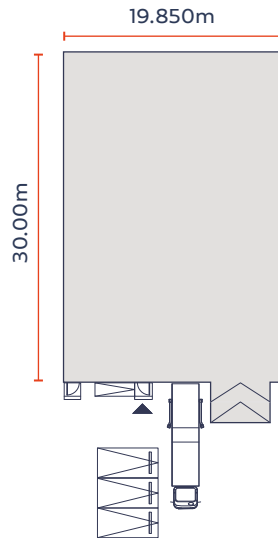


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# Light Industrial Unit Layout



Typical Light Industrial Unit:



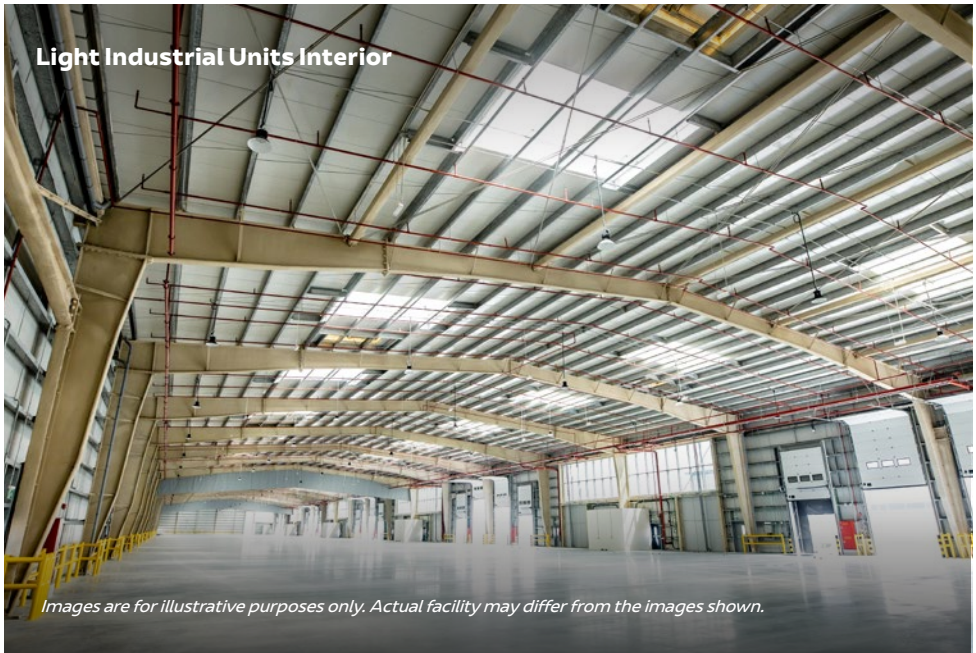
Total Area:  
595 sq.m.

### Light Industrial Units Exterior



*Images are for illustrative purposes only. Actual facility may differ from the images shown.*

### Light Industrial Units Interior



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# Specifications

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**Light Industrial Units provide single spaces from 595m<sup>2</sup> that are perfect for an array of light industrial and storage activities. Clients have the benefit of level access loading, an increased power supply for machinery or installation of comfort cooling as well as an 9.5m clear height.**



Units from 595m<sup>2</sup> with scalable combinations to 17,237m<sup>2</sup>



One to Two loading doors per unit



2 parking spaces per unit



Fire alarm and sprinkler system



30kN/m<sup>2</sup> floor loading capacity / FM4 floor



300w/m<sup>2</sup> connected power load.



9.50m eaves height



Provision for offices & amenities with capped services



Level access door:  
5m (W) x 5m (H) per unit



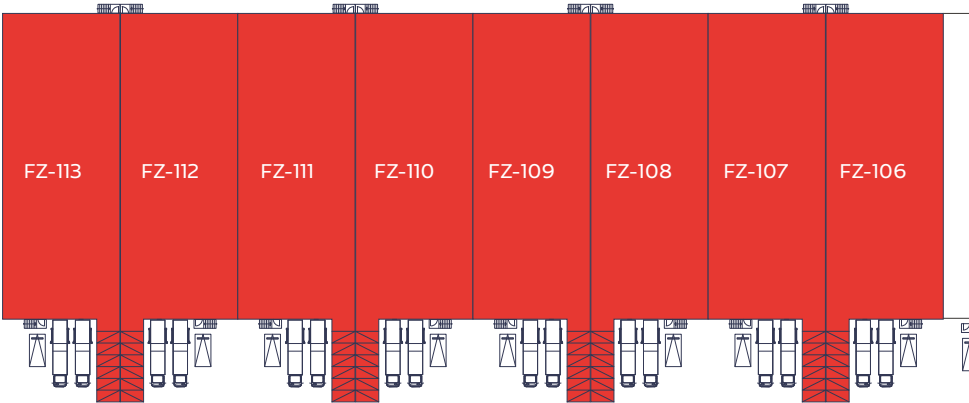
Ground level loading

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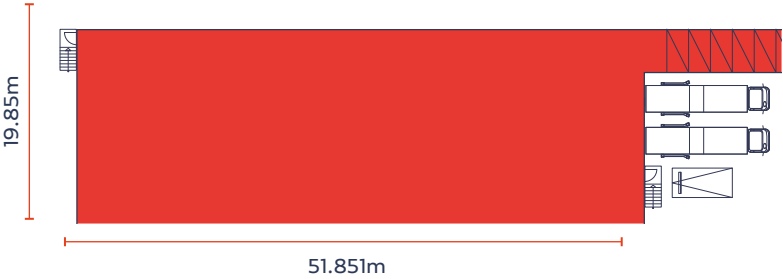
# Cold Store Convertible Warehouses

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# Cold Store Convertible Warehouses Layout



Typical Cold Store Convertible Warehouse:



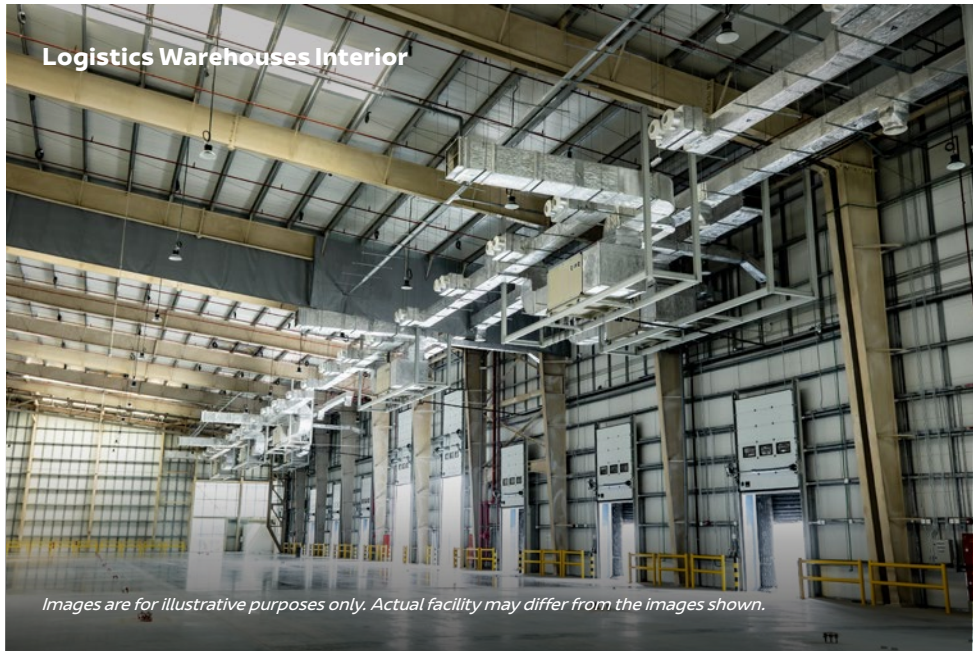
Total Area:  
1029 sq.m.



## Logistics Warehouses Exterior



## Logistics Warehouses Interior





# Specifications

Cold Store Convertible Warehouses are perfectly designed for versatility and efficiency. Each unit is equipped with high-power infrastructure to enable tenants to convert the spaces into cold storage facilities (2 - 5c temperature range) by installing a box-in-box setup. Alternatively, the units can suit tenants who require additional power supply for other activities.



Units from 1,029 m<sup>2</sup> with scalable combinations to over 14,148m<sup>2</sup>



Two Dedicated parking spaces



50kN/m<sup>2</sup> floor loading capacity/FM2 floor



Fire alarm and sprinkler system



Minimum clear height of 8.50m



300w/m<sup>2</sup> connected power load.



1.3m raised floor level



Provision for offices & amenities with capped services



Level access loading door: 3m (W) x 4.25 (H)



Dock level loading door: 3m (W) x 3.25m (H)

# Access to Khalifa Port

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**Strategically located halfway between Abu Dhabi and Dubai, Khalifa Port is the first semi-automated, deep-water container port in the GCC region.**

Connectivity is at the core of Khalifa Port's uniqueness. It serves over 25 shipping lines, offering global reach and direct links to major international destinations. The port is adding capacity to handle over 9 million TEUs by 2024, significantly increasing its current capacity of 2.5 million TEUs. It will also be the first port in UAE to be linked through the new Etihad Rail network.





**The port handles container cargo, general cargo, roll-on and roll-off (RoRo), liquid bulk and break-bulk cargo.**



**At KEZAD Group,  
We're Here to Listen,  
Support and Deliver.**

**Creating Possibilities, Together**

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